

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

*Dale Weis, Chair; Janet Sayre Hoeft, Vice-Chair; Don Carroll, Secretary;
Paul Hynek, First Alternate; Aari Roberts, Second Alternate*

PUBLIC HEARING BEGINS AT **1:00 P.M.** ON AUGUST 10, 2017 IN ROOM 205,
JEFFERSON COUNTY COURTHOUSE

CALL TO ORDER FOR BOARD MEMBERS IS AT 10:00 A.M. IN COURTHOUSE ROOM
203, PRIOR TO THE HEARING

SITE INSPECTION FOR BOARD MEMBERS LEAVES AT 10:30 A.M. FROM
COURTHOUSE ROOM 203, PRIOR TO THE HEARING

1. **Call to Order-Room 203 at 10:00 a.m.**
2. **Roll Call (Establish a Quorum)**
3. **Certification of Compliance with Open Meetings Law Requirements**
4. **Approval of the Agenda**
5. **Approval of July 13, 2017 Meeting Minutes**
6. **Communications and Public Comment**
7. **Discussion and Possible Decision on Variances for Road Frontage and Access in Agricultural Zones**
8. **Discussion and Possible Decision on Substandard Lots in Shoreland Areas Based upon Supreme Court Decision**
9. **Site Inspections – Beginning at 10:30 a.m. and Leaving from Room 203**
V1601-17 –Kimm Hansen, W4101 County Road B, Town of Farmington
V1602-17, V1603-17, V1604-17, V1605-17 – Steven & Catherine Buckwinkler, Lake Drive, Town of Sumner
V1606-17, V1607-17, V1608-17 – Jeff & Laurie Dresen, 384 Sandy Beach Drive, Town of Lake Mills
10. **Public Hearing – Beginning at 1:00 p.m. in Room 205**
11. **Explanation of Process by Board of Adjustment Chair**

NOTICE OF PUBLIC HEARING JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

NOTICE IS HEREBY GIVEN that the Jefferson County Zoning Board of Adjustment will conduct a public hearing at 1:00 p.m. on Thursday, August 10, 2017 in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. Matters to be heard are applications for variance from terms of the Jefferson County Zoning Ordinance. No variance may be granted which would have the effect of allowing in any district a use not permitted in that district. No variance may be granted which would have the effect of allowing a use of land or property which would violate state laws or administrative rules. Subject to the above limitations, variances may be granted where strict enforcement of the terms of the ordinance results in an unnecessary hardship and where a variance in the standards will allow the spirit of the ordinance to be observed, substantial justice to be accomplished and the public interest not violated. Based upon the findings of fact, the Board of Adjustment must conclude that: 1) Unnecessary hardship is present in that a literal enforcement of the terms of the ordinance would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily

burdensome; 2) The hardship is due to unique physical limitations of the property rather than circumstances of the applicant; 3) The variance will not be contrary to the public interest as expressed by the purpose and intent of the zoning ordinance. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** There may be site inspections prior to public hearing which any interested parties may attend; discussion and possible action shall be occur after public hearing on the following:

V1601-17 –Kimm Hansen: Variance from Sec. 11.07(d) Highway Setback Requirements to allow detached garage construction at less than the required right-of-way and centerline setback to Switzke Road in the Town of Farmington. The site is at **W4101 County Road B**, on PIN 008-0715-1714-001 (2 Acres) in an A-1, Exclusive Agricultural zone.

V1602-17, V1603-17, V1604-17, V1605-17 – Steven & Catherine Buckwinkler: Variances from the Jefferson County Zoning Ordinance, Sec. 11.04(f)1 Zoning Controls to exceed maximum lot coverage allowed by principal and accessory structures; from Sec. 11.07(b)1 Yards to exceed 15% yard area with a detached accessory structure; from Sec. 11.03(f)2 Use Restrictions to allow an accessory structure without the principal structure; and from Sec. 11.10(i) Impervious Surface Standards to vary minimum requirements. The site for all of these requests is on **Lake Drive**, PIN 028-0513-3022-049 (0.129 Acre), Town of Sumner, in a Residential R-1 zone.

V1606-17, V1607-17, V1608-17 – Jeff & Laurie Dresen: Variances from the Jefferson County Zoning Ordinance, Sec. 11.10(f)1 Shoreland Setbacks to allow home reconstruction near Rock Lake at less than 75 feet from the ordinary high water mark; from Sec. 11.10(k) Non-Conforming Uses and Structures; and from 11.10(i) Impervious Surface Standards to vary minimum requirements. A mitigation plan shall be submitted as part of this request. The site is at **384 Sandy Beach Drive** in the Town of Lake Mills, on PIN 018-0713-2321-014 (0.147 Acre), and is zoned Residential R-1.

12. Discussion and Possible Action on Above Petitions

13. Adjourn

If you have questions regarding these variances, please contact the Zoning Department at 920-674-7113 or 920-674-8638. Variance files referenced on this hearing notice may be viewed in Courthouse Room 201 between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountywi.gov.

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.

Additional information on Zoning can be found at www.jeffersoncountywi.gov